

**TRANSFER
TAX
PAID**

Doc # 2004023215
Book 8055 Page 0321

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, DIANE M. DELISLE, of Clinton, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **JEFF N. MILLER and PATRICIA A. MILLER**, both of Portland, County of Cumberland, and State of Maine, whose address is 7 Humboldt Street, Portland, Maine 04103

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **JEFF N. MILLER and PATRICIA A. MILLER**, as joint tenants and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in **WATERVILLE**, County of Kennebec, and State of Maine and further bounded and described as follows, to wit:

A certain lot or parcel of land, together with any buildings thereon, situated on Columbia Road in the City of **Waterville**, County of Kennebec and State of Maine and more particularly described as follows, to wit:

Starting at the southwesterly corner of a lot of land conveyed to Francis Rancourt and by the latter conveyed to one Vigue, which starting point can also be described as being exactly opposite to a point in the southerly line of Columbia Road which latter point is two hundred (200) feet westerly from the intersection of the southerly line of Columbia Road with the westerly line of May Street; thence to the west along the northerly line of Columbia Road a distance of seventy-five (75) feet to a point; thence at right angles in a northerly direction a distance of one hundred twenty-one and thirty-three one hundredths (121.33) feet; thence at right angles a distance of seventy-five (75) feet opposite the point of beginning; thence to the south a distance of one hundred twenty-one and thirty-three one hundredths (121.33) feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

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- (1) No building other than a private dwelling house for not over two family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises.
- (2) No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three feet, steps and windows, are to be allowed on said reserved space.
- (3) No double decked porches may be built on any house.
- (4) Said dwelling house and garage shall cost not less than six thousand dollars (\$6,000.00).
- (5) The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street.
- (6) No animals of any kind shall be kept on the premises accepting, however, household pets.
- (7) No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Being the same premises conveyed to the herein Grantor by Deed of Sale by Personal Representative of the Estate of Winnifred Salisbury Runnells, dated September 28th, 2001 and recorded in the Kennebec County Registry of Deeds at Book 6645, Page 024.

IN WITNESS WHEREOF, I, the said **DIANE M. DELISLE**, have hereunto set my hand and seal this 21st day of July, 2004.

Signed, Sealed and Delivered
in the presence of:

Jella B. Johnson
Witness

Diane M. Delisle
DIANE M. DELISLE

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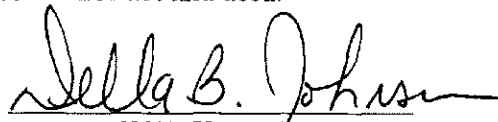
ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

July 21st, 2004

Personally appeared the above named **DIANE M. DELISLE** and
acknowledged the foregoing instrument to be her free act and deed.

Before me,


NOTARY PUBLIC

Della B. Johnson
(print name)

DELLA B. JOHNSON
Notary Public, Maine
My Commission Expires November 12, 2008

Received Kennebec SS.
07/30/2004 2:34PM
Pages 3 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS